

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

33/1 Woodward Way Caroline Springs VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13/76 The Esplanade Caroline Springs VIC 3023	\$430,000	24-Oct-20
146/73 Lake Street Caroline Springs VIC 3023	\$450,000	27-Nov-20
13/11 Monckton Place Caroline Springs VIC 3023	\$430,000	02-Feb-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 March 2021



**13/76 The Esplanade Caroline Springs VIC 3023**

 2  2  1

Sold Price **\$430,000** Sold Date **24-Oct-20**

Distance **0.43km**



**146/73 Lake Street Caroline Springs VIC 3023**

 2  2  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **27-Nov-20**

Distance **0.83km**



**13/11 Monckton Place Caroline Springs VIC 3023**

 2  2  1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **02-Feb-21**

Distance **0.98km**



**5/2 Monckton Place Caroline Springs VIC 3023**

 2  1  1

Sold Price **\$440,000** Sold Date **20-Mar-20**

Distance **1.01km**



**14 Oldis Close Caroline Springs VIC 3023**

 2  2  1

Sold Price **\$450,000** Sold Date **03-Feb-20**

Distance **1.09km**



**2/367 Taylors Road Kings Park VIC 3021**

 2  1  1

Sold Price **\$435,000** Sold Date **16-Oct-20**

Distance **2.8km**

RS = Recent sale

UN = Undisclosed Sale

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**2/20 Frost Drive Delahey VIC 3037** Sold Price **\$440,000** Sold Date **20-Jul-20**  
Distance **3.54km**  
2 1 1



**3/4 Salmond Street Deer Park VIC 3023** Sold Price **\$450,000** Sold Date **15-Feb-20**  
Distance **4.01km**  
2 1 1



**2/23 Grant Street St Albans VIC 3021** Sold Price **\$430,000** Sold Date **12-Jul-20**  
Distance **4.13km**  
2 1 1



**4/7 Washington Street St Albans VIC 3021** Sold Price **\$450,000** Sold Date **13-Jan-21**  
Distance **4.35km**  
2 1 1



**2/27 Roseberry Avenue Keilor Downs VIC 3038** Sold Price **\$430,000** Sold Date **14-Feb-20**  
Distance **4.84km**  
2 1 1

RS = Recent sale UN = Undisclosed Sale

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